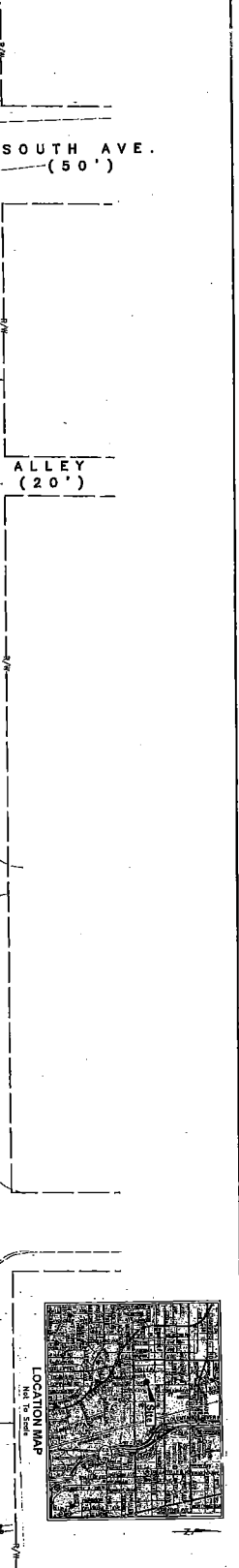
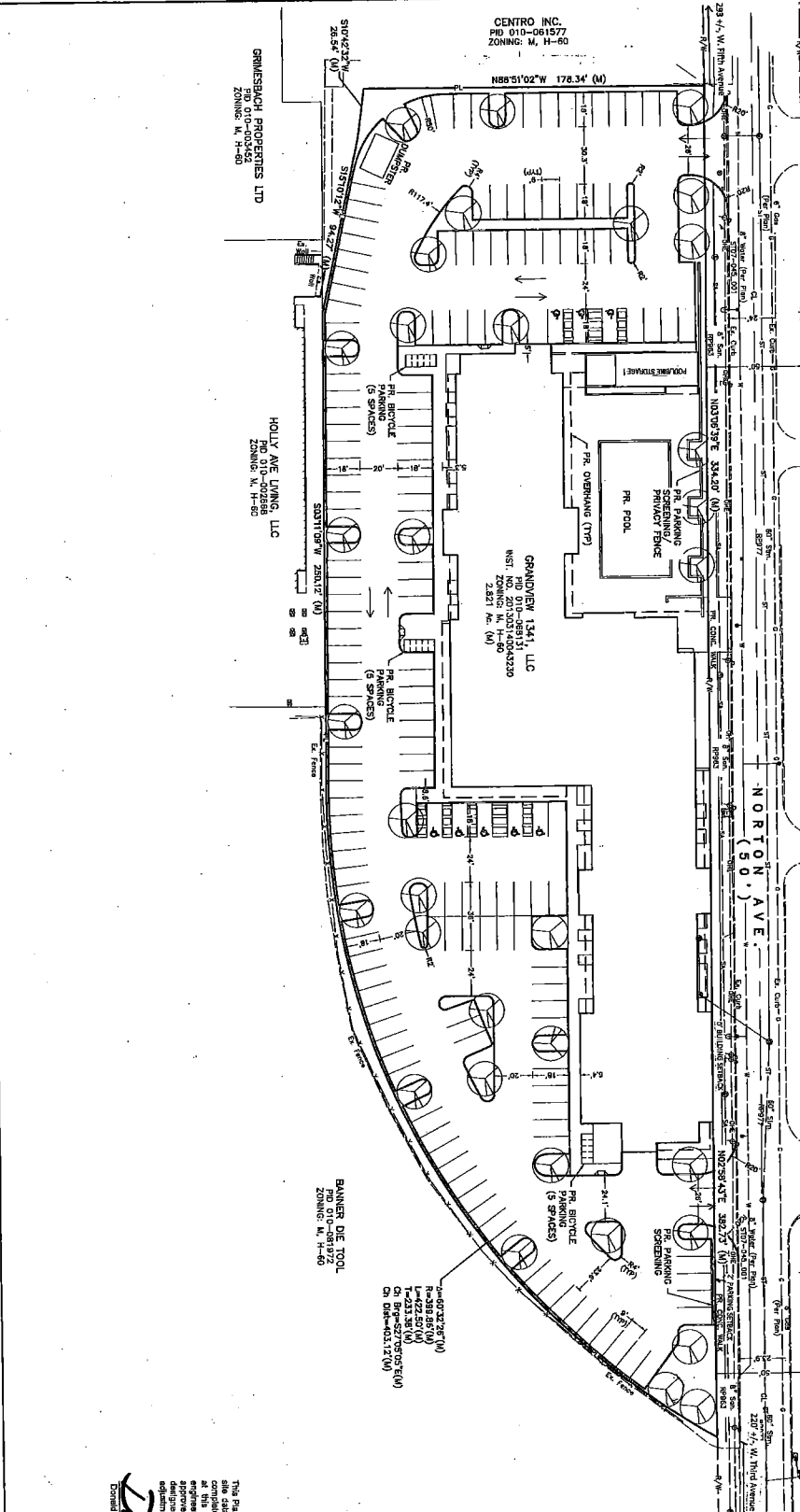


Drawing: M:\110001_11\110001.dwg; Project: 110001; Date: 04-19-16 10:23; Author: cpl; Title: 1 - Plan and Site Map

EVIDENT REFERENCE		REVISIONS	
DATE	BY	DESCRIPTION	APPROVAL/DATE

ZONING VARIANCE SITE PLAN	
PROJECT TITLE:	ZONING VARIANCE SITE PLAN FOR THE ROOSEVELT
ADDRESS:	1341 NORTON AVENUE
CITY OF COLUMBUS:	June 20, 2016
ORDER NO.:	CV16-011
SCALE:	1" = 30'
SHEET:	1/1
RECORD PLAN NO.:	
PROJECT:	1100.001



This Plan may be slightly adjusted to reflect engineering, topographical or other site specific conditions. All dimensions noted on the plan, including set-back information at this time, but are subject to change with final surveying and/or final engineering. The Director of the Building and Zoning Services Department or its designee upon submission of the appropriate data regarding the proposed adjustment.

Donald Frank, Attorney
Date: 6/20/16

SITE & BUILDING INFORMATION	
ADDRESS:	1341 NORTON AVENUE
PID:	010-068131
SITE AREA:	2.819 AC
CURRENT ZONING:	M (MANUFACTURING)
HEIGHT DISTRICT:	H-60
PROPOSED ZONING:	AB-X AND COUNCIL VARIANCE
BUILDING HEIGHT:	50'-0"
PROPOSED USE:	MULTIFAMILY, 133 UNITS
DENSITY:	58 UNITS/AC
PARKING:	USE AREAS
APARTMENTS:	1.5 PER UNIT
TOTAL REQUIRED SPACES:	230 SPACES (1,507/6.5)
TOTAL PROVIDED SPACES:	175 SPACES (104,000)
	(175 Surface Parking Spaces @ Handicap Spaces)
REUSE PRIVATE HAULER	
REUSE BUILDING SETBACK	
BICYCLE REQUIRED SPACES:	12 Spaces
BICYCLE PROVIDED SPACES:	19 Spaces Total
SETBACKS:	2' PAVEMENT SETBACK
	0' BUILDING SETBACK
FLOOD ZONE:	X*
PARCEL NO.:	3909490308 K (08.17.2008)

SUBJECT TO APPROVAL OF OFFICIALS OF CITY DEPARTMENT'S, DEVELOPERS SHALL PLANT TREES IN THE NORTON AVENUE RIGHT OF WAY ADJACENT THE FRONTAGE OF THE SITE AT APPROXIMATELY 50' ON CENTER.



ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

CV16-011

1341 Norton Avenue

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.

B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

See Exhibit B

Signature of Applicant

Donald Plank, Attorney for Applicant

Date

6/20/16

PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make checks payable to the Columbus City Treasurer

Exhibit B

Statement of Hardship, CV16-011, 1341 Norton Avenue

Rezoning application Z16-008 is pending to rezone the 2.82 +/- acre site to AR-3, Apartment Residential for a proposed apartment building. This variance application is submitted for variances to certain applicable site development standards of the AR-3, Apartment Residential District as a companion application to the pending rezoning for the proposed site development. The site plan titled "Zoning Variance Site Plan", hereafter "Site Plan", is the site development plan. Applicant proposes an apartment building for a maximum of 153 dwelling units and accessory uses. The existing industrial building will be removed. The proposed land use and development is consistent with a wide range of uses in the area as well as the mixed use pattern, including higher density housing within close proximity to retail and restaurant use, office and transit uses developing in this urban area.

This council variance application is submitted in conjunction with and as companion to rezoning application Z16-008 for variances related to the proposed development of the property. Applicant has a hardship in that there is no zoning district to which the property could be rezoned for the proposed development and applicant has a practical difficulty with code compliance to develop the property in a comprehensive, coordinated way, as proposed. The Zoning Code standards for multi-family use are designed for suburban development, thereby necessitating variances for urban redevelopment. Many redevelopment projects in the 5th by Northwest Area Commission area have required similar variances.

Applicant requests the following variances:

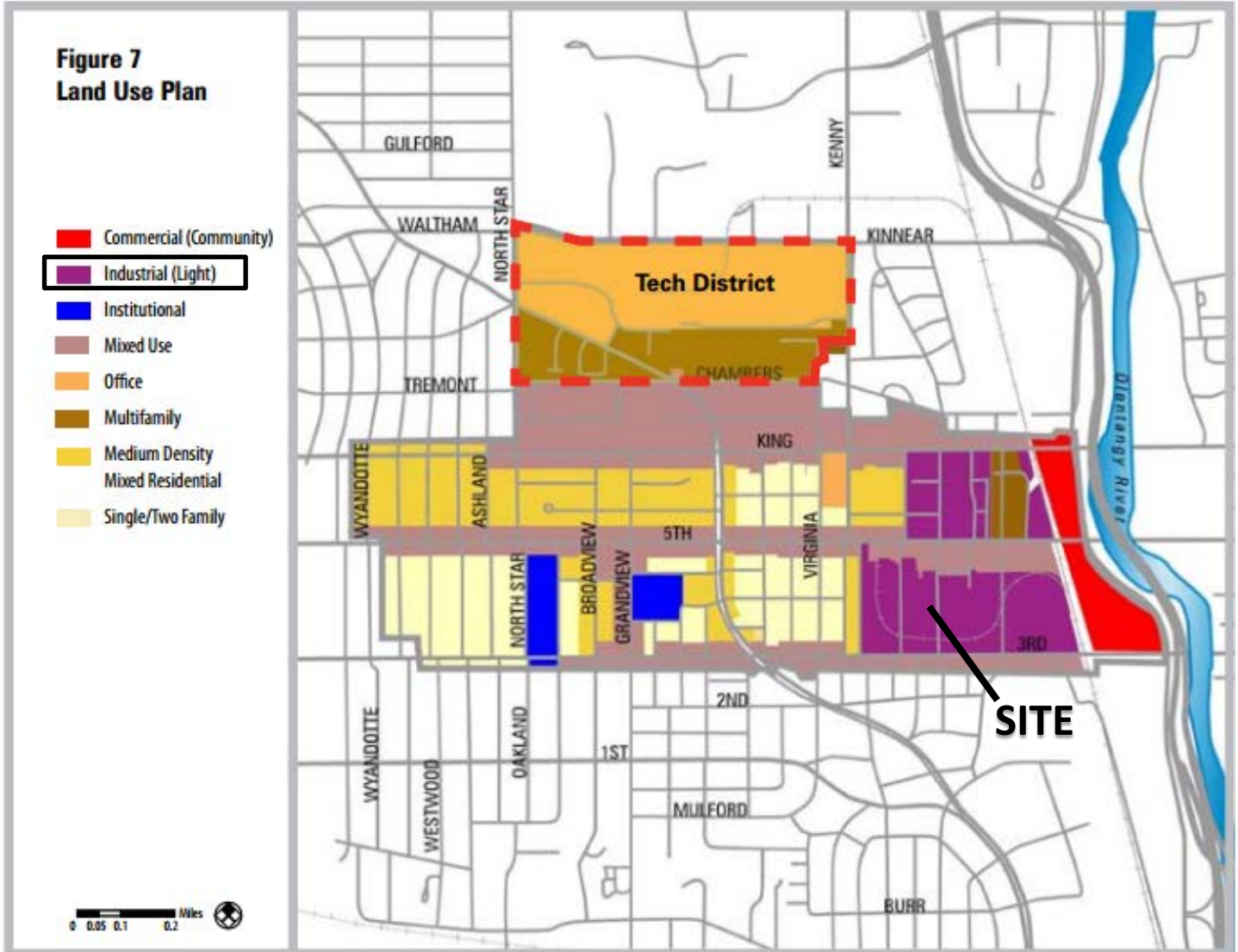
- 1). 3312.21(D)(1), Landscaping and Screening, to reduce the required width of the landscaping area for headlight screening from four (4) feet to two (2) feet where the Norton Avenue parking setback is being reduced to two (2) feet, as noted on the Site Plan.
- 2). 3312.27, Parking Setback Line, to reduce the Norton Avenue parking setback line from 25 feet to two (2) feet to permit surface parking, as depicted on the Site Plan.
- 3). 3312.49, Minimum Number of Parking Spaces Required, to reduce parking from 230 spaces to 175 spaces (1.14/DU).
- 4). 3333.18, Building Lines, to reduce the Norton Avenue building setback line from 25 feet to zero (0) feet, as depicted on the Site Plan.
- 5). 3333.24, Rear Yard, to permit parking in the rear yard of the apartment building, as depicted on the Site Plan.

Applicant requests the following conditions to be included in the variance ordinance:

- 1). Site development shall be conditioned upon the Site Plan titled "Zoning Variance Site Plan", dated June 20, 2016 and signed by Donald Plank, Attorney for Applicant.
- 2). There shall be a maximum of 153 dwelling units and a minimum of 175 parking spaces.
- 3). The apartment building architecture shall have the same quality of finish on all sides of the building.
- 4). Subject to approval of applicable City Departments, developer shall plant street trees in the Norton Avenue right of way, along the frontage of the site, at approximately 50' on center.



CV16-011
1341 Norton Avenue
Approximately 2.82 acres



CV16-011
1341 Norton Avenue
Approximately 2.82 acres



CV16-011
1341 Norton Avenue
Approximately 2.82 acres

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number CV16-011

Address 1341 Norton Avenue

Group Name 5th by Northwest Area Commission

Meeting Date April 5, 2016

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation
(Check only one) Approval
 Disapproval

NOTES:

Approval based on specific amendments & variance presented to commission

Vote 6-0

Signature of Authorized Representative *R. Bruce McKibbin*

Recommending Group Title 5th by Northwest Area Commission

Daytime Phone Number 614 256-1944

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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Please make checks payable to the Columbus City Treasurer

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # CV16-011

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E Rich St., FL 3 Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

<p>1. 1341 Norton Partners LLC 1289 Grandview Avenue Columbus, OH 43212 # Columbus Based Employees: 0 Contact: Mike Amicon, 614-286-2143 and Mark Inks</p>	<p>2. Grandview 1341, LLC 536 S. Wall Street, Suite 300 Columbus, Ohio 43215 # Columbus Based Employees: 0 Contact: Edward Friedman 614-419-1383</p>
<p>3. _____</p>	<p>4. _____</p>

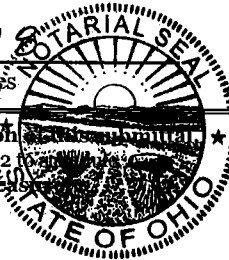
Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 1ST day of FEBRUARY, in the year 2016

SIGNATURE OF NOTARY PUBLIC Stacey L. Danza

My Commission Expires 11-5-2018 Notary Seal Here



PLEASE NOTE: Incomplete information will result in the rejection of your application.
Applications must be submitted by appointment. Call 614-645-4522 for more information.
Please make checks payable to the Columbus City Treasurer.

Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018